



Council: Waltham Forest | Council Tax Band: B | Floor Area: 462.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	74



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Folkestone Road, Walthamstow, E17 9SD
£1,400 Per Calendar Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**

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Nestled on the charming Folkestone Road in Walthamstow, this delightful one-bedroom flat is now available for rent. Set within a period Victorian conversion, this property boasts a perfect blend of classic character and modern convenience.

As you enter the first-floor split-level flat, you will be greeted by a well-presented reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The spacious double bedroom provides a comfortable retreat, ensuring a peaceful night's sleep. The flat also features a well-appointed bathroom, designed for both functionality and style.

The property benefits from double glazing throughout, ensuring a quiet and energy-efficient living space. With gas central heating, you can enjoy a cosy environment during the cooler months.

Location is key, and this flat does not disappoint. Situated in a central area of Walthamstow, you will find yourself just a short distance from Walthamstow Central Station, providing excellent transport links to London and beyond. The vibrant local community offers a variety of shops, cafes, and parks, making it an ideal place to call home.

Available now and part furnished, this charming flat is perfect for individuals or couples seeking a stylish and convenient living space in a sought-after location. Don't miss the opportunity to make this lovely property your new home.

